

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

OCTOBER 6, 2008

PRESENT: Rich Paquette, Tom Mulcahy and Pam Loranger

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

The meeting was called to order at 7:07 p.m.

2. Review of Supplement 21 of the Zoning Regulations

S. Hadd reviewed with the Planning Commission items that the group has tentatively agreed upon to include in Supplement 21:

- revision to the definition of convenience store to increase the allowable square feet of floor area to a maximum of 3,000 sq. ft (presently 2,000 sq. ft.);
- revision to building height to change the way the vertical distance is measured;
- rezoning thirteen parcels located along the outer Village along Route 2a along the Essex line.

The Commission agreed that the above noted items are ready for public hearing.

3. Review of Flood Plain Regulations

S. Hadd explained that in May the Town was audited for the National Flood Insurance Program. It was found that the Zoning Regulations were out of compliance and in order for residents to maintain flood insurance at reasonable rates the Town needs to amend the regulations to come into compliance.

S. Hadd explained the update while also noting that since the audit was completed the State has come out with new model flood plain regulations that include Fluvial Erosion Hazard Zones. Changing the Town's regulations to come into compliance with this recommended newest model would be more than a technical update and would require expanding the Town's regulations.

The Commission agreed that it would not make sense to proceed at this time noting that a more extensive change is most likely necessary. S. Hadd informed the Commission that she will contact Rob Evans from the State to find out when a final draft will be ready. When that information is ready, the Commission will be provided with a copy for review.

S. Hadd informed the Commission that she will include on the October 21st agenda an action item for warning Supplement #21 for a possible meeting in November.

4. Discussion of items to include Supplement 22 of the Zoning Regulations

The Commission reviewed the “to-do-list” which included the following items:

- a. Village Plan – possible new district and rezonings
- b. Lot Coverage vs. Floor Area Ratio
- c. Revisit the Agricultural Mixed Use District
- d. Seawall Regulations
- e. Revisit 5 acre Requirement for PUD’s To Potentially Eliminate Minimum Acreage and Abolish Density Plan but Require in GD’s/COM/IND/R2-3 that more than 5 acres needs to be PUD
- f. Heineberg/Prim Road Plant
- g. Severance Road Possible Rezonings
- h. Follow-up with West Lakeshore Drive Study
- i. Coordinate with Neighboring Planning Commissions
- j. Growth Center Designation Application

The Commission discussed in length the issue of seawalls. Areas discussed included the present permitting process, regulations, different topography along the 27 miles of lakeshore in Colchester and the impact that constructing a wall could have on the adjoining property. It was agreed that it is a complex issue and needs to be addressed and it is not going to be something that happens quickly so it will not be part of Supplement 21.

The Commission agreed to prioritize as follows:

Supplement 22:

- the rest of the Village
- west end first – Bay Road
- moving to the core which would be Roosevelt Highway to Mill Pond Road
- Severance Road area

Supplement 23:

- Agricultural mixed use - Shipman Hill

Supplement 24:

- possibly seawalls

5. Discussion of Seawall Forum

S. Hadd provided the Planning Commission with a draft agenda for a seawall forum that is being put together with Northwest Regional Planning Commission.

The list of invitees include:

- Chittenden County Regional Planning Commission
- Mike Adams @ Army Corps
- Steven Hanna of VT Lakes and Ponds
- Dean Pierce of the Town of Shelburne
- Colchester Development Review Board
- Colchester Select Board

The Planning Commission suggested that Planning and Zoning Staff be invited along with the Town Engineer and Town Manager.

6. Set Reorganization Meeting Date

S. Hadd commented that each year in October the Commission generally has a re-organizational meet to elect officers. The Select Board is interviewing Planning Commission candidates on October 14th so it is possible the a fifth member will be appointed.

The Commission agreed to place Commission Reorganization on the November 4th agenda

7. Minutes of September 16th

Minutes tabled.

8. Packet Information

South Burlington is looking to revise their Regulations

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 8:30 p.m.

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Respectfully submitted,

Lisa Riddle, Development Review Coordinator

Approved this 3rd day of November 2008

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